



2008 00072459

Bk: 43019 Pg: 116

Page: 1 of 3 06/26/2008 01:39 PM WD

### QUITCLAIM DEED

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 06/26/2008 01:39 PM  
Ctri# 076028 04653 Doc# 00072459  
Fee: \$5,016.00 Cons: \$1,100,000.00

We, DEMOS PIRPERIS and NICKOLAS W. MOUDIOS, Trustees of the Nikodemos Nominee Trust under Declaration of Trust dated August 29, 1990 and recorded with the Worcester District Registry of Deeds in Book 12968, Page 351 of Worcester, Worcester County, Massachusetts

in consideration paid of One Million One Hundred Thousand and 00/100 (~~\$1,100,000.00~~) Dollars, *1,100,000.00*

grant to Franklin Office Park Realty Corp., a Massachusetts corporation with a principal place of business at 8 Uxbridge Road, Mendon, Massachusetts

with QUITCLAIM COVENANTS

Property Address: 24 Uxbridge Road, Mendon, MA

All the same premises conveyed by deed of William A. Murray, Executor to Guido J. Sabatinelli, Jr., dated July 1, 1982, and record with Worcester District Registry of Deeds, Book 7603, Page 111 a bounded and described in said deed as follows:

FIRST: A certain tract or parcel of land in MENDON with the buildings thereon situated on the southerly side of the Uxbridge Road, a Massachusetts highway, formerly called the Old Boston and Hartford Turnpike in said Mendon and being more particularly bounded and described as follows, to wit:-

Beginning at a point in the wall at the northwesterly corner of the granted premises, at land of one Parkinson, thence running southerly by said Parkinson land and the wall to land formerly the location of the Milford and Uxbridge Street Railway Company; thence easterly by said last named land 125 feet to a stake at other land of the grantee; thence northerly by said grantee's other land to a stake in the middle of a drive at said highway; and thence westerly by said highway to the place of beginning

Together with the right to use the septic tank located on the land adjoining and lying to the east of this parcel, and the further right to enter upon said land for the purpose of maintaining and repairing said tank.

24 Uxbridge Road, Mendon, Massachusetts

*(3)  
GT*

Said premises are subject to the right of record granted to Henry H. Mathewson to obtain from the well on the land hereby conveyed so much water as he or his heirs and assigns may desire and subject also to his and their right to enter to repair and maintain a pipe line from said well.

Said granted premises being all the same premises conveyed by Robert F. Hogarth et ux to Guido Sabatinelli, by deed dated April 30, 1956, and recorded with Worcester District Registry of Deeds, Book 3768, Page 221. See also Probate of the Estate of Guido Sabatinelli, Worcester Probate Court Docket #295554.

SECOND: Also conveying "The land in Mendon bounded and described as follows:

Beginning at a stake in the middle of a drive at the northwesterly corner of the granted premises and at other land of the grantor, and thence running southerly by the grantor's said other land to a stake at land of Walter L. Adams, formerly the location of the Milford and Uxbridge Street Railway Company; said stake being located 125 feet from the southwesterly corner of the grantor's said other land; thence easterly by said Adams land to a stake at land now or formerly Marcus W. Rose; thence northerly by said Rose land to the State Highway; thence westerly by said highway to the point of beginning.

Together with a right to obtain from the well located on the grantor's said other land so much as he, his heirs and assigns ma desire; with the further right to enter upon said parcel from time to time for the purpose of maintaining and repairing the pipe line for conducting the water from said well to the land hereby conveyed reserving for myself, my heirs and assigns the right to use the septic tank located on the above described parcel, together with the right to enter upon said parcel for the purpose of maintaining and repairing said tank.

Meaning and intending to convey the same premises conveyed by deed of Guido Sabatinelli, Jr. to Vasilios Moudios and Demos Pirperis, Trustees of the Nikodemos Nominee Trust, dated August 29, 1990 and recorded in Book 12972, Page 266.

Witness our hands and seals this 26th day of June, 2008.

*Demos Pirperis* - Trustee  
Demos Pirperis, Trustee  
Of Nikodemos Nominee Trust

*Nickolas W. Moudios* Trustee  
Nickolas W. Moudios, Trustee  
Of Nikodemos Nominee Trust

COMMONWEALTH OF MASSACHUSETTS

Worcester, SS.

On this 26th day of June, 2008, before me, the undersigned notary public, personally appeared Nickolas W. Moudios, proved to me through satisfactory evidence of identification, being:

- Driver's License or other state or federal governmental document bearing a photographic image;
- Oath or affirmation of a credible witness known to me who knows the above signatory; or
- My own personal knowledge of the identity of the signatory, to be the person whose name is signed above,

And acknowledged the foregoing to be signed by him/her voluntarily for its stated purposes.

*Brenda L. Knapik*  
Brenda L. Knapik, Notary Public  
My Commission Expires: 11/23/2012

ATTEST: WORC. Anthony J. Vigliotti, Register



BRENDA L. KNAPIK  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires Nov. 23, 2012